

# Butler County Development Pasture

290.00 Acres

Butler County, KS

\$1,363,000



HAYDEN  OUTDOORS.

# Butler County Development Pasture

TOTAL ACRES:

290.00

PRICE:

\$1,363,000

COUNTY:

Butler County

CLOSEST TOWN:

El Dorado, KS

## Activities & Amenities:

Cattle/Ranch  
Equestrian/Horse Property  
Hunting - Big Game  
Hunting - Small Game  
Pond/Lake  
Development Potential  
Hiking/Climbing  
Hunting - Predator/Varmint  
Hunting - Upland Birds  
Water Rights

## Land Details:

Total Acres: 290.00  
Zoning: Agricultural  
Pasture Acres: 290  
Water Rights: Yes  
Water Rights to Transfer to New Owner  
Source of Lot Size: Unknown

## Property Summary:

This +/-289 acres is conveniently located just north of US Highway 254 in the highly desirable area between Towanda, KS and El Dorado, KS. The property is well suited for rural home development, solar development or grazing livestock. This property sits in an area that has been highly sought after for rural, large lot development with it's close proximity to Wichita and El Dorado, but with a country feel and elbow room.

## Land:

The property is filled with native grass and has rolling hills throughout the property with wet weather waterways that meander through the lower laying areas, providing good water for livestock.

## Improvements:

The property has rural water nearby and electric on site. There is also an electrical transmission line on-site. There is also barbed wire fencing on site.





### **Recreation:**

Multiple species can be found and hunted on this property including whitetail deer, upland birds, waterfowl, predators and small game. There is a pond on the western side of the property that could be stocked for fishing and is attractive to waterfowl.

### **Water/Mineral Rights & Natural Resources:**

Water rights are set to transfer to the new owners. The mineral rights have been previously severed and do not transfer to the new owner.

### **Region & Climate:**

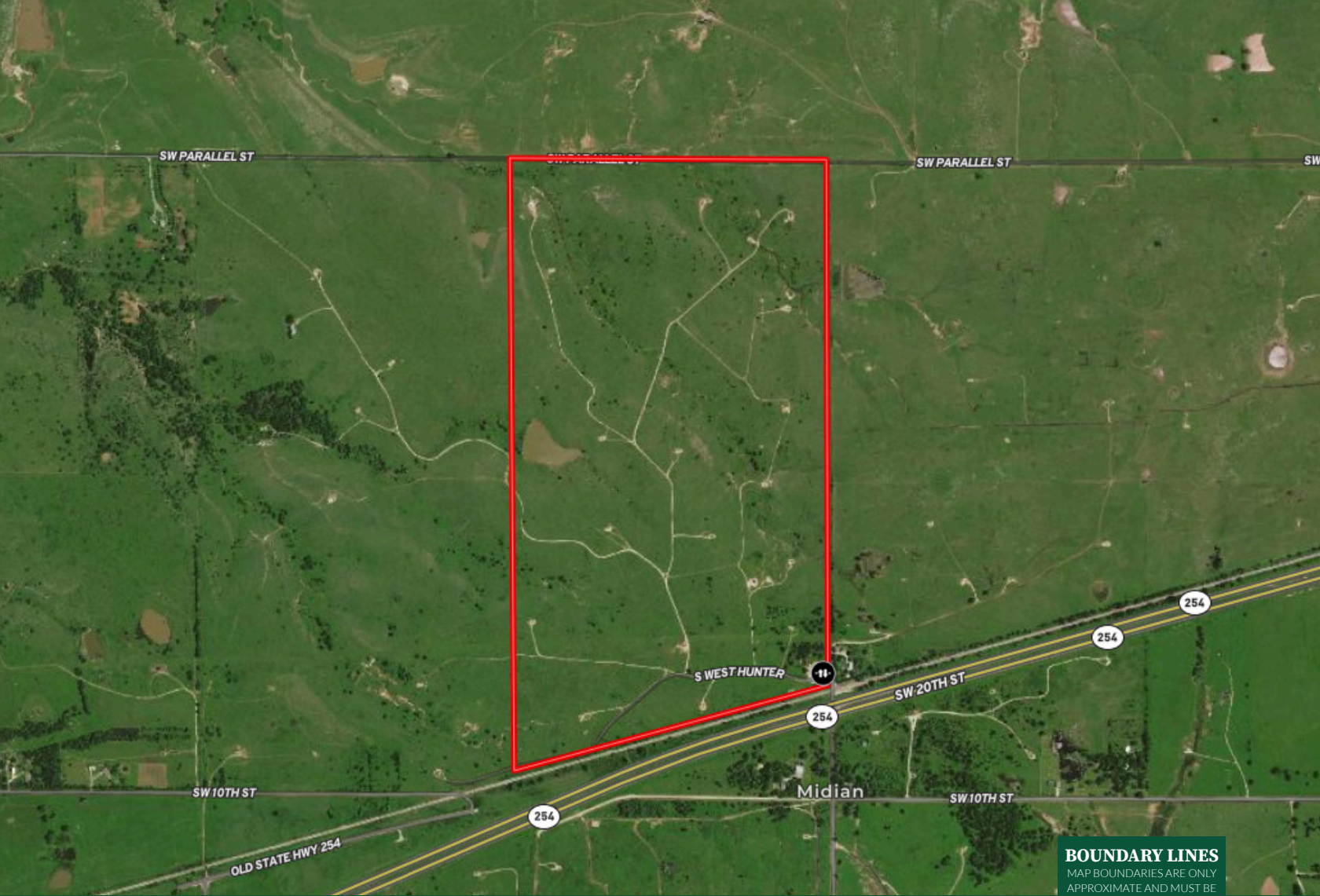
The weather in El Dorado, KS provides all four seasons with an average summer temperature of 91 degrees and an average winter temperature of 42 degrees. The area receives an average of 30 inches of rainfall each year and an additional 9.8 inches of snowfall each year.

### **Location:**

Located on the western edge of the famed Kansas Flint Hills, the area is highly prized for grazing and livestock production, along with great hunting of multiple species.

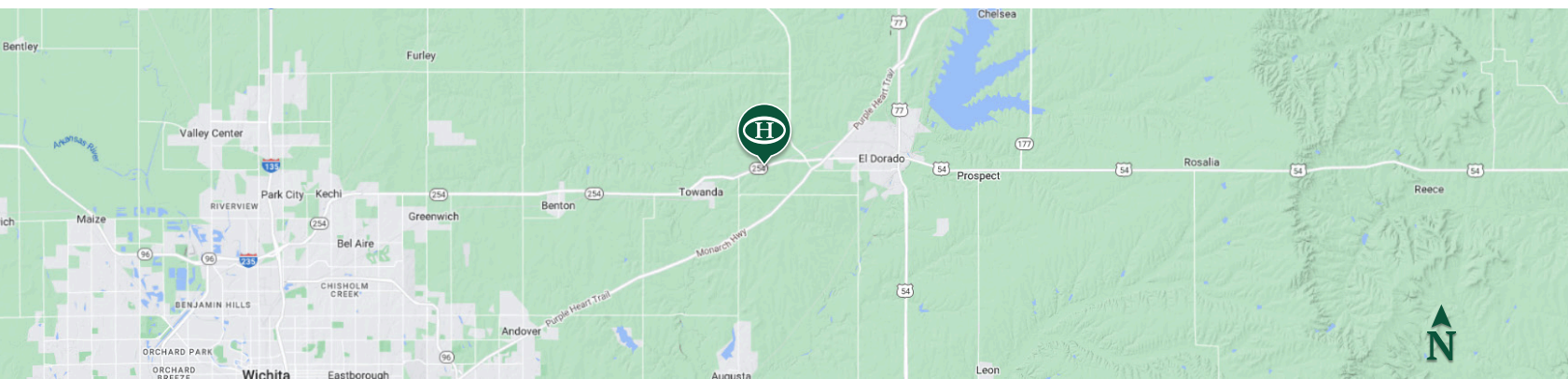
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**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

 Boundary  Gate



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